



**FIDAN**  
PROPERTY

**FI 703**

# General Information

Location Istanbul – Beykoz

Number of apartments 35

Apartment type Villas

Price Starting from 1.200.000 \$

Distance to Taksim 46 Minutes

Distance to Sabiha Airport 45 Minutes

Distance to metro station 20 Minutes

Delivery date 2026





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# Price list & Payment method

## Villa 4+2

## Villa 5+1

## Villa 6+1

Starting From 1.200.000 \$

30 % Down Payment 24 Months Installment





## VILLA-TYPE A-1

GROUND FLOOR PLAN



LAND AREA 315.00 m<sup>2</sup>  
 VILLA GROSS AREA 318.00 m<sup>2</sup>  
 VILLA NET AREA 266.32 m<sup>2</sup>

### GROUND FLOOR PLAN

LIVING ROOM 33.12 m<sup>2</sup>  
 KITCHEN 16.02 m<sup>2</sup>  
 GUEST BEDROOM 7.05 m<sup>2</sup>  
 ENTRANCE 15.45 m<sup>2</sup>  
 GUEST BATHROOM 3.23 m<sup>2</sup>  
 WC 4.50 m<sup>2</sup>  
 TOTAL GROSS AREA 98.00 m<sup>2</sup>  
 TOTAL NET AREA 81.37 m<sup>2</sup>  
 -----  
 VERANDA 20.50 m<sup>2</sup>  
 SWIMMING POOL 24.00 m<sup>2</sup>  
 PARKING AREA 33.50 m<sup>2</sup>  
 GARDEN 199.00 m<sup>2</sup>  
 TOTAL OPEN AREA 217.00 m<sup>2</sup>

## VILLA-TYPE A-1

FIRST FLOOR PLAN



LAND AREA 315.00 m<sup>2</sup>  
 VILLA GROSS AREA 318.00 m<sup>2</sup>  
 VILLA NET AREA 266.32 m<sup>2</sup>

### FIRST FLOOR PLAN

MASTER BEDROOM 16.75 m<sup>2</sup>  
 BEDROOM 2 16.91 m<sup>2</sup>  
 BEDROOM 3 13.05 m<sup>2</sup>  
 BEDROOM 4 9.65 m<sup>2</sup>  
 BEDROOM 5 10.67 m<sup>2</sup>  
 CORRIDOR 13.75 m<sup>2</sup>  
 M. BATHROOM 3.80 m<sup>2</sup>  
 BATHROOM 4.36 m<sup>2</sup>  
 M. DRESSING ROOM 9.30 m<sup>2</sup>  
 BALCONY 3.45 m<sup>2</sup>  
 TOTAL GROSS AREA 122.00 m<sup>2</sup>  
 TOTAL NET AREA 105.70 m<sup>2</sup>

## VILLA-TYPE A-1

BASEMENT FLOOR PLAN



LAND AREA 315.00 m<sup>2</sup>  
 VILLA GROSS AREA 318.00 m<sup>2</sup>  
 VILLA NET AREA 266.32 m<sup>2</sup>

### BASEMENT FLOOR PLAN

GYM 21.53 m<sup>2</sup>  
 CINEMA ROOM 17.93 m<sup>2</sup>  
 TURKISH BATH 7.30 m<sup>2</sup>  
 SAUNA 3.98 m<sup>2</sup>  
 STORAGE 12.78 m<sup>2</sup>  
 CORRIDOR 10.11 m<sup>2</sup>  
 BATHROOM 3.87 m<sup>2</sup>  
 LAUNDRY 2.46 m<sup>2</sup>  
 TOTAL GROSS AREA 98.00 m<sup>2</sup>  
 TOTAL NET AREA 79.25 m<sup>2</sup>

## VILLA-TYPE B

GROUND FLOOR PLAN



LAND AREA 310.00 m<sup>2</sup>  
 VILLA GROSS AREA 329.00 m<sup>2</sup>  
 VILLA NET AREA 278.49 m<sup>2</sup>

### GROUND FLOOR PLAN

LIVING ROOM 33.12 m<sup>2</sup>  
 KITCHEN 17.58 m<sup>2</sup>  
 GUEST BEDROOM 11.23 m<sup>2</sup>  
 ENTRANCE 15.45 m<sup>2</sup>  
 GUEST BATHROOM 4.05 m<sup>2</sup>  
 WC 4.50 m<sup>2</sup>  
 TOTAL GROSS AREA 102.00 m<sup>2</sup>  
 TOTAL NET AREA 85.94 m<sup>2</sup>  
 -----  
 VERANDA 20.50 m<sup>2</sup>  
 SWIMMING POOL 24.00 m<sup>2</sup>  
 PARKING AREA 30.00 m<sup>2</sup>  
 GARDEN 133.50 m<sup>2</sup>  
 TOTAL OPEN AREA 208.00 m<sup>2</sup>

## VILLA-TYPE B

FIRST FLOOR PLAN



LAND AREA 310.00 m<sup>2</sup>  
 VILLA GROSS AREA 329.00 m<sup>2</sup>  
 VILLA NET AREA 278.49 m<sup>2</sup>

### FIRST FLOOR PLAN

MASTER BEDROOM 16.75 m<sup>2</sup>  
 BEDROOM 2 16.91 m<sup>2</sup>  
 BEDROOM 3 15.05 m<sup>2</sup>  
 BEDROOM 4 9.65 m<sup>2</sup>  
 BEDROOM 5 10.67 m<sup>2</sup>  
 CORRIDOR 13.75 m<sup>2</sup>  
 M. BATHROOM 3.80 m<sup>2</sup>  
 BATHROOM 4.36 m<sup>2</sup>  
 M. DRESSING ROOM 9.30 m<sup>2</sup>  
 M. BALCONY 5.45 m<sup>2</sup>  
 BALCONY 2 3.45 m<sup>2</sup>  
 TOTAL GROSS AREA 125.00 m<sup>2</sup>  
 TOTAL NET AREA 109.15 m<sup>2</sup>

## VILLA-TYPE B

BASEMENT FLOOR PLAN



LAND AREA 310.00 m<sup>2</sup>  
 VILLA GROSS AREA 329.00 m<sup>2</sup>  
 VILLA NET AREA 278.49 m<sup>2</sup>

### BASEMENT FLOOR PLAN

GYM 22.77 m<sup>2</sup>  
 CINEMA ROOM 15.55 m<sup>2</sup>  
 TURKISH BATH 7.06 m<sup>2</sup>  
 SAUNA 5.17 m<sup>2</sup>  
 STORAGE 16.69 m<sup>2</sup>  
 CORRIDOR 6.88 m<sup>2</sup>  
 BATHROOM 4.42 m<sup>2</sup>  
 LAUNDRY 2.46 m<sup>2</sup>  
 TOTAL GROSS AREA 102.00 m<sup>2</sup>  
 TOTAL NET AREA 83.40 m<sup>2</sup>



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## Social Facilities

Swimming Pool

GYM

Sauna

Turkish Bath

Cinema

Parking

Security System





## Project Location

Sabiha Airport : 40 km

Bosphorus Bridge : 11 km

Metro Station : 10 km

Taksim : 24 km

Eminönü : 28 km

Nearest Mall : 11 km

Nearest Hospital : 8 km

İstanbul



Polonez

Kınalıada

Adalar

Pend





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